

SCHNEIDER, DAVIGNON & LEONE, INC.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

MATTHEW C. LEONE, P.L.S.



DAVID M. DAVIGNON, P.E.
JAY MCKINNON, E.I.T.

January 14, 2026

Town of Fairhaven
Conservation Commission
40 Center Street
Fairhaven, MA 02719

Attn: Kelly Camara, Conservation & Sustainability Coordinator

Re: RDA Application

Project Type: Proposed Site Grading within the 100 ft. Buffer Zone of a B.V.W.
Applicant/Owner: Windmill Acres, LLC
Site Address: 3 Collin's Drive at "Sconticut Neck Woods"
Portion of Lot #71 & #71A on Assessors Map #28C (Subdivision Lot #6)

Dear Kelly,

Schneider, Davignon & Leone, Inc., acting as agent for the Applicant hereby submits the enclosed information for the purposes of scheduling a Public Hearing.

Specifically, please find the following materials enclosed:

- \$150.00 - RDA Fee
- RDA Application
- Site Plan

If you have any questions or need additional information, please call me at (508) 758-7866 (ext. 203).

Sincerely,

Schneider, Davignon & Leone, Inc.

David M. Davignon, P.E.

cc: DEP- SE Regional Office
Robbie Roderiques
File 3072

P.O. Box 480, 81A COUNTY ROAD, UNIT G, MATTAPOISETT, MA 02739

PHONE 1-508-758-7866

PAGE 1 OF 1

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Fairhaven
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

A. General Information

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:
Windmill Acres LLC
First Name _____ Last Name _____
18 Oliver Street, Unit 2
Address _____
Fairhaven MA 02719
City/Town State Zip Code
(508) 962-2938
Phone Number robacerod@aol.com
Email Address

2. Property Owner (if different from Applicant):
same as applicant
First Name _____ Last Name _____
Address _____
City/Town State Zip Code
Phone Number _____ Email Address (if known) _____

3. Representative (if any)
David M. Davignon, P.E.
First Name Last Name
Company Name _____
Schneider, Davignon & Leone, Inc., P.O. Box 480, 81A County Road, Unit G
Address _____
Mattapoisett MA 02739
City/Town State Zip Code
(508) 758-7866
Phone Number dsquared3368@yahoo.com
Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):
3 Collin's Drive Fairhaven
Street Address City/Town
41.6578 70.8953
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX) Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
28C Portion of Lots 71 & 71A (Subdivision Lot 6)
Assessors' Map Number Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):
Area cleared under DEP File No. SE 23-1297.

c. Plan and/or Map Reference(s): (use additional paper if necessary)
Site Plan 1-14-26
Title Date
USGS Map, NHESP Map, Assessors Map, FIRM, Definitive Subdivision Plan n/a
(Sheet 2/11) Date

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

The Applicant proposes to fill and grade an approximate 2,057 sq. ft. area within the 100 ft. Buffer Zone which was cleared of trees/brush and stumps under DEP File No. SE 23-1297. The existing erosion control depicted on the plan was installed under said file number.

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).
-

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)
-

Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Fairhaven
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C. Determinations

1. I request the Town of Fairhaven make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Town of Fairhaven
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

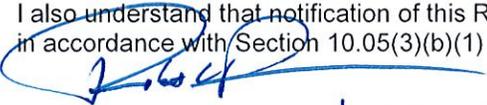
I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

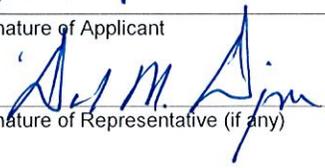
I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.



Signature of Applicant

1-14-20

Date



Signature of Representative (if any)

1-14-20

Date

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

WEBSTER BANK

1599

50-7044/2219

CHECK ARMOR
TRADE PROTECTION

SCHNEIDER DAVIGNON AND LEONE INC
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
81 A COUNTY RD UNIT G
MATTAPOISETT MA 02739

01/14/2026

PAY TO THE
ORDER OF Town of Fairhaven

\$**150.00

One hundred fifty and 00/100*****

DOLLARS

Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

MEMO

RDA Application Fee - Windmill Acres LLC



[Handwritten Signature]
AUTHORIZED SIGNATURE

MP

SCHNEIDER, DAVIGNON & LEONE, INC.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

MATTHEW C. LEONE, P.L.S.



DAVID M. DAVIGNON, P.E.
JAY MCKINNON, E.I.T.

January 14, 2026

100 Ft. Abutter's List
To Accompany An
RDA Application
Prepared For
Windmill Acres, LLC
Site Location: 3 Collins Drive
Subdivision Lot #6

| <u>Map No.</u> | <u>Lot No.</u> | <u>Owner's Name & Mailing Address</u> |
|----------------|---|---|
| 28 | 8 | Town of Fairhaven 40 Center Street Fairhaven, MA 02719 |
| 28 | 14H & 14L | George W. Bragdon 12 Little Bay Road Fairhaven, MA 02719 |
| 28 | 14K (see deed bk 15328 pg 255 dated 10-15-25) | Fairhaven Property Holdings, LLC 173 Popes Island New Bedford, MA 02740 |
| 28C | Subdivision Lot 3 (4 Collin's Drive) | Windmill Acres, LLC 18 Oliver Street, Unit 2 Fairhaven, MA 02719 |
| 28C | Subdivision Lot 4 (2 Collin's Drive) | Windmill Acres, LLC 18 Oliver Street, Unit 2 Fairhaven, MA 02719 |
| 28C | Subdivision Lot 5 (1 Collin's Drive) | Windmill Acres, LLC 18 Oliver Street, Unit 2 Fairhaven, MA 02719 |
| 28C | Subdivision Lot 7 (5 Collin's Drive) | Windmill Acres, LLC 18 Oliver Street, Unit 2 Fairhaven, MA 02719 |
| 28C | Subdivision Lot 8 (7 Collin's Drive) | Windmill Acres, LLC 18 Oliver Street, Unit 2 Fairhaven, MA 02719 |

P.O. Box 480, 81A County Road, Unit G, Mattapoisett, MA 02739

Phone 1-508-758-7866

Page 1 of 1

Subject: Re: Abutters List
From: Joanne Correia <jcorreia@fairhaven-ma.gov>
Date: 1/7/2026, 6:23 PM
To: Heather Lambert <Heather@sdlengineering.com>

Hi Heather,

I apologize I did not respond to this sooner, I am helping after hours and I am just swamped.

Please accept this email as confirmation and certification that I have reviewed all the abutter's lists and the owners and mailing addresses are correct according to our assessment records.

Please let me know if you have any questions or if I can be of further assistance to you.

Kind regards,
Joanne

On Thu, Dec 18, 2025 at 2:49 PM Heather Lambert <Heather@sdlengineering.com> wrote:

Hi Joanne,

Please see attached Abutters Lists along with the Radius Maps we created for Hiller Ave - Windmill Acres & we need to have the lists Certified.

Should you have any questions please feel free to contact the office.

Thank You,

Heather

--

Please note that we have moved locations! We are now located at 81A County Rd., Unit G, Mattapoisett.

Heather Lambert

Schneider, Davignon & Leone, Inc.
81 A County Road, Unit G
PO Box 480
Mattapoisett, MA 02739
508-758-7866

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act
and the Fairhaven Wetlands Bylaw**

*(this form must be completed and copies sent by certified mail
to all abutters within 100 feet of the site of the project)*

In accordance with the Massachusetts General Laws Chapter 131, Section 40 (the Wetlands Protection Act) and the Fairhaven Wetlands Bylaw (Chapter 192), you are hereby notified of the following:

1. The applicant's name is: Windmill Acres, LLC

2. The applicant has filed the following type of permit application with the Fairhaven Conservation Commission:
 - Request for Determination of Applicability
 - Notice of Intent
 - Request to Amend an existing Order of Conditions
 - Notice of Resource Area Delineation

3. The address or location of the site where the activity, project, or delineation is proposed is:
3 Collin's Drive (Subdivision Lot #6)

4. The proposed work includes filling and grading an approximate 2,057 sq. ft. area within the 100 ft. Buffer Zone which was cleared of trees/brush and stumps under DEP File No. SE 23-1297. The existing erosion control depicted on the plan was installed under said file number. The property is known as 3 Collin's Drive and is further identified as Subdivision Lot #6 at "Sconticut Neck Woods". It was also formerly a portion of Lots #71 & #71A on Assessors Map #28C (prior to the Subdivision Plan).

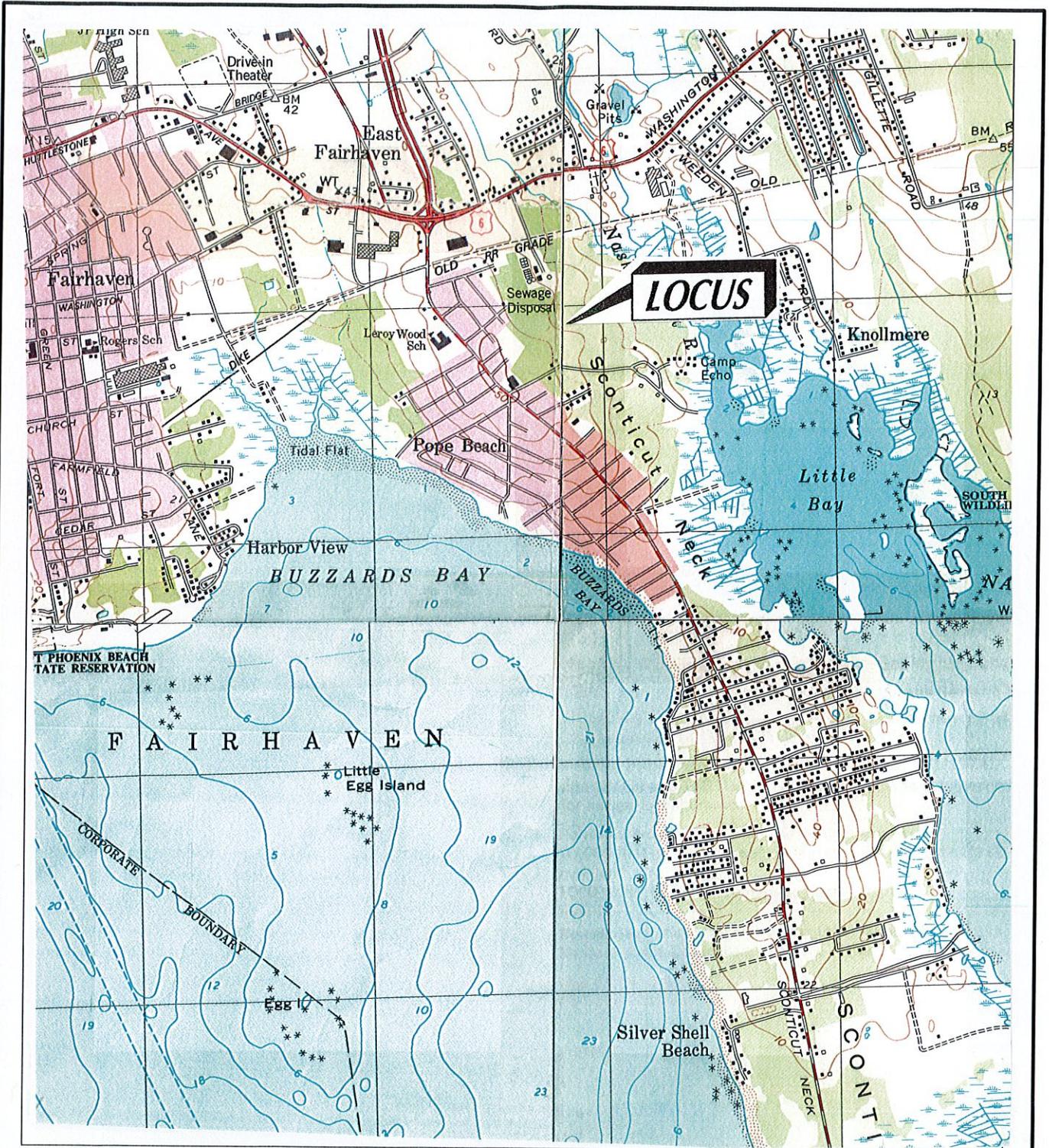
5. Copies of the above application may be examined at the Conservation Office, located in Town Hall, 40 Center Street, Fairhaven, MA 02719, between 9:00 AM and 4:00 PM, Monday through Friday. Copies may be obtained at the office if notified in advance or from the applicant.

6. Applications will also be uploaded to www.fairhaven-ma.gov/conservation-commission/pages/current-filings. If you are unable to access or view the application electronically, please contact the Conservation Office at 508-979-4023, ext. 128.

7. Notice of the public hearing including its date, time, and place will be published at least five business days in advance in the Fairhaven Neighborhood News, and will be posted on the Fairhaven Town Website and at the Fairhaven Town Hall not less than 48 hours in advance.

PLEASE NOTE:

Since you are receiving this notice, you may have wetland resource areas or wetland buffers on your property. Therefore, construction, cutting, clearing, or grading may require a permit. For clarification or for more information, call the Conservation Agent at 508-979-4082 or visit our website.



U.S.G.S. QUADRANGLE MAP

SCALE: 1"=2,083'

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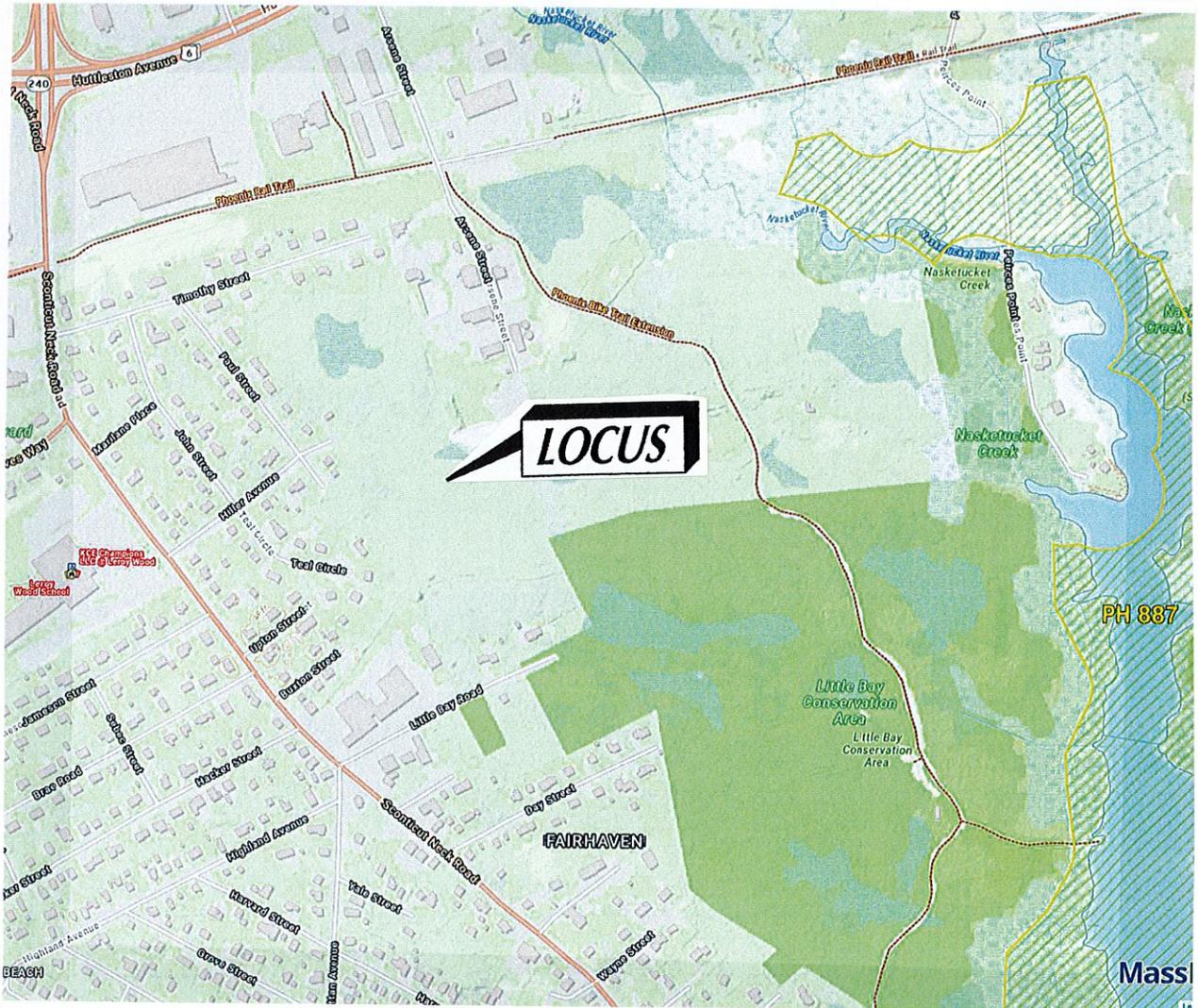
Conservation Commission Application
Applicant/Owner: Windmill Acres LLC

Town of: Fairhaven

Site Address: Collin's Drive off Hiller Avenue

Locus = Subdivision Lot #6

FIGURE 1



ESTIMATED HABITAT MAP

Not to Scale

SCHNEIDER, DAVIGNON & LEONE, INC.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 P.O. BOX 480, 81A COUNTY ROAD, UNIT G, MATTAPOISETT, MA 02739
 1-508-758-7866



Conservation Commission Application
Applicant/Owner: Windmill Acres LLC
Town of: Fairhaven
Site Address: Collin's Drive off Hiller Avenue
Locus = Subdivision Lot #6

FIGURE 2



PANEL NO.
25005C0394H

FAIRHAVEN F.I.R.M.

Not to Scale

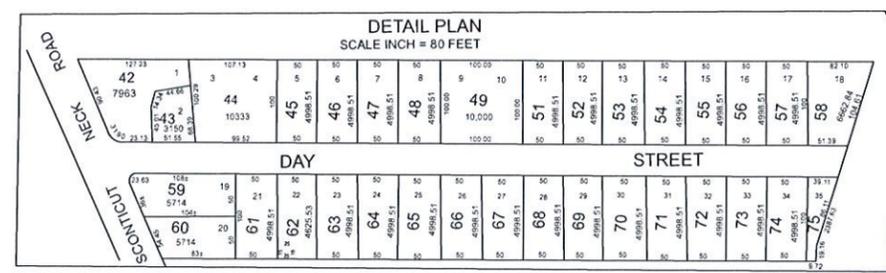
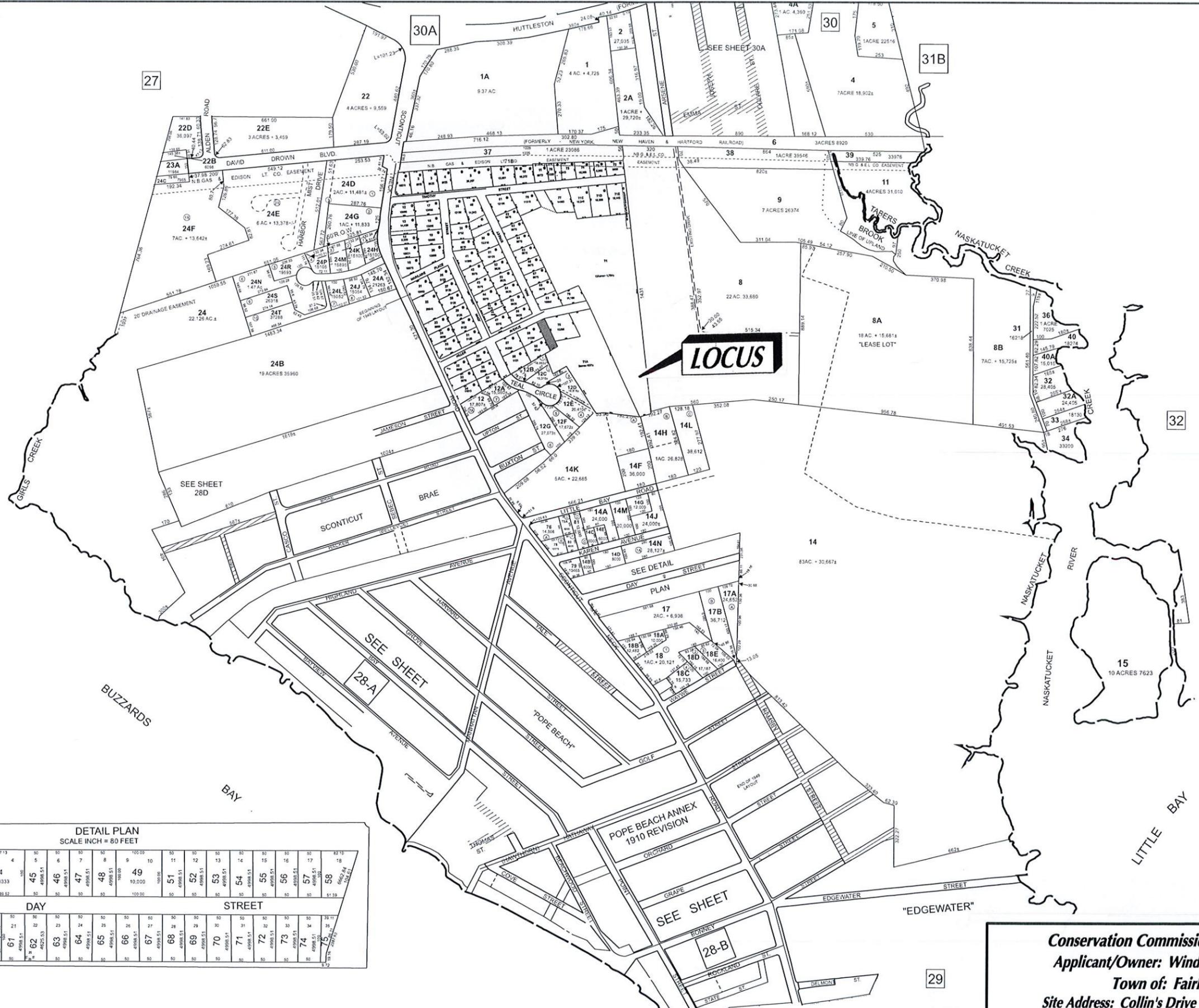
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Conservation Commission Application
Applicant/Owner: Windmill Acres LLC
Town of: Fairhaven
Site Address: Collin's Drive off Hiller Avenue
Locus = Subdivision Lot #6

FIGURE 3



Conservation Commission Application
Applicant/Owner: Windmill Acres LLC
Town of: Fairhaven
Site Address: Collin's Drive off Hiller Avenue
Locus = Subdivision Lot #6

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83.
 ORIGINAL MAPPING BY FRANK M. METCALF, C.E.
 COMPLETION DATE: JANUARY, 1914

REVISED & REPRINTED BY
CAI Technologies
 11 Pleasant Street, Littleton, NH 03561
 800.322.4540 • www.cai-tech.com

LEGEND
 AREA SURVEYED Ac / Rods
 PARCEL NUMBER 62
 RECORD DIMENSION 100
 WATER
 SUBDIVISION LOT NO.
 RIGHT OF WAY ACCESS
 COMMON OWNERSHIP
 ADJACENT MAP
 N
 FEET
 0 100 200 400 600
 METERS
 0 25 50 100 150
 REVISION TO: January 1, 2025

SCALE: 1" = 200'
 REVISION TO: January 1, 2025

PROPERTY MAPS
FAIRHAVEN
 MASSACHUSETTS

FIGURE 2

